



**MEMORANDUM**

**REVISED**

date: 22 December 2003 (revised 8 January 2004)  
to: **Mayor and Council**  
from: Mark Vinson, City Architect/Urban Design Manager (x8367), with input from Chris Messer, Principal Planner, Joseph Nucci, Historic Preservation Officer, Don Hawkes, Deputy Water Utilities Manager and Chris Anaradian, Rio Salado Project Manager  
through: Melanie Hobden, Development Services Manager (x8069) and Jan Schaefer, Economic Development Manager (x8036)  
re: **HISTORIC PROPERTIES UPDATE**

Development Services Department (DSD) staff wishes to update the Mayor and Council as to recent actions by the Tempe Historic Preservation Commission (THPC) and related information concerning certain historic or potentially historic properties.

At their November meeting, THPC voted to support the owners of the Tempe National Bank (NW corner, 6<sup>th</sup> St. & Mill Av.) in requesting funding from the Mayor and Council to investigate the rehabilitation potential of the building. THPC also noted that several City-owned structures may be in need of similar attention and should be discussed at future meetings. Subsequently, THPC toured the exterior of the Hayden Flour Mill and viewed the Fire Department's video of the interior. At their December meeting, THPC voted to identify the following properties as "threatened," yet being of exceptional or potential historic significance to the community and worthy of preservation:

- A. Eisendrath House
- B. Hayden Flour Mill
- C. Tempe Beach Stadium
- D. Tempe National Bank

Of these, A, B & C are City-owned and are either listed on or have been declared eligible for listing on the National Register of Historic Places and the Tempe Historic Property Register. D is privately-owned and its eligibility has yet to be determined. In addition, B and C were recognized as the most imminently threatened.

DSD Staff provides the following information, relative to the properties listed above:

- A. At the 4 December meeting, Mayor and Council directed Water Utilities Department (WUD) staff to pursue the location of an access drive to the Johnny G. Martinez Water Treatment Facility administrative offices through the Eisendrath property. The roadway will be situated so as to minimize impact on the site and visibility from the adjacent neighborhood. WUD is also prepared to fund a structural/architectural study on the historic house to determine suitability and costs for rehabilitation for City use. A proposal to work on a time and materials basis from a qualified consultant has been received.
- B. A similar study on the Hayden Flour Mill could provide valuable information as to the rehabilitation potential of the 1918 mill building and the 1951 silos. Additional archaeological investigations could also provide much historical data and determine the prehistoric sensitivity of the site, thus avoiding potentially more costly delays during future site work. Costs for structural investigations and documentation are estimated at \$25,000 and archaeological testing at \$75-100,000. Meanwhile, the critical site area has been fenced. No funding sources have been identified, although aspects of the work may be eligible for future grant funding.
- C. Per a previous request by Council, options to allow for the recommissioning of Tempe Beach Stadium as a usable little league facility have recently been developed by Rio Salado staff (see attachments). (Note: A larger project, including testing, preservation planning, design and construction, as well as rehabilitation of the associated bridge abutment and approach, was funded in a previous CIP to a total of \$727,000, but

was deleted, due to budget shortfalls.) No current funding sources have been identified, although portions of the work may be eligible for future grant funding.

- D. The new owners of the Tempe National Bank desire to rehabilitate the building and return it to commercial use. Their preference is to return the structure to its original 1912 Egyptian Revival appearance. However, the amount of original historic "fabric" remaining is unknown, as its potential for historic rehabilitation, designation and grant funding. A study to determine the extent of the historic fabric, structural and mechanical conditions, potential for designation and rehabilitation and likely costs has been estimated by the current owners at \$25,000. Additional Design Development documents are estimated at \$15,000. They are requesting that the City fund up to \$30,000 of this effort (see attached letter); this request is supported by THPC. (Notes: In 1992 the City provided matching funds for a Heritage Fund grant for a similar study of the privately-owned, National Register-listed Farmer-Goodwin House; the property is now being rehabilitated by its new owners, with the help of additional Heritage Fund grants, which the Owners matched and the City supported and administered. In 1994, the City hired a consultant to perform a similar study on the Laird & Dines Building; although a successful rehabilitation/reconstruction eventually resulted, the project was not deemed eligible for grant funding or tax credits by the State Historic Preservation Office). No current funding sources have been identified.

The only external funding source currently known to be available for projects such as those described above is the State Heritage Fund. The City has been successful in obtaining several grants in the past, with matching funds provided by the City or private owners. 2004 grant applications are due 31 March, with awards available by September. (Note: Properties must be listed on the National Register or have been declared eligible for such listing by the State Historic Preservation Office (SHPO) to receive grant funding; costs incurred for rehabilitation studies may be counted as partial matches in future grant applications.)

**Staff Recommendations:**

- A. Proceed with study on Eisendrath House, as funded by Water Utilities. Apply for Heritage Fund grants in succeeding years for: 1. Roof Stabilization; 2. Adobe Wall Stabilization; 3. Other needs as identified by study.
- B. Fund rehabilitation and archaeological studies as indicated on the Mill structures and site, thus providing valuable information for future redevelopment of the property. Apply for grant funding as eligible.
- C. Fund testing and rehabilitation studies on the Stadium. Implement historically compatible rehabilitation as soon thereafter as funds permit. Apply for Heritage Fund grant(s) if applicable. Explore storage options for the park which minimally impact the historic features of the property.
- D. Fund Bank rehabilitation study in the amount of \$25,000; design development to be responsibility of property owners based on results of study. Assist owners in applying for future Heritage Fund grants and property tax reductions, if eligibility can be demonstrated/determined.

**Attachment(s):**

- Letter/request from Tempe National Bank owners (through THPC)
- Tempe Beach Stadium Options/Costs (Anaradian)

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October 30, 2003

To: Tempe Historic Preservation Commission  
From: 526 MILL LLC, Owners/Developers of TNB  
Re: Tempe National Bank Building Restoration Feasibility Grant

The restoration of the Tempe National Bank Building ("TNB") has reached a critical point in its development process. We have identified and are negotiating with a significant tenant that would occupy 80% of the building, and we have obtained preliminary cost estimates for restoring TNB's façade to its original, 1912 appearance. However, restoring the building façade is not economically feasible based on its cost.

In our first appearance before the Commission at its August 7<sup>th</sup> meeting, we reported the unlikelihood of obtaining certified historic status for TNB due to (1) the absence of significant exterior historic fabric remaining after two substantial remodels of TNB during the early 1950's and the late 1960's, and (2) the intent of the Commission, reflecting the desire of the City as well as the Developers, to restore TNB's grandeur by recreating its 1912 *Egyptian Revival* façade rather than its 1950's *International* style. Even if the building could qualify for listing on the National Register of Historic Places, the time and inherent cost required for completing this process is not only likely to outweigh any resulting financial benefit, but the timing would also frustrate our prospective tenant's ability to occupy the building according to their schedule.

While our preliminary estimate of the likely additional cost for restoring the building façade was in the \$1,000,000 range, we now believe, after additional studies that include allowances for unknown conditions, the additional cost to be closer to \$1,500,000. Based on these studies, we are currently discussing with the City Planning and Economic Development Departments whether any City or other development incentives (in the form of abatements, grants, subsidies, etc.) might be available to help offset TNB's façade restoration cost. Without some form of offset, restoring the TNB façade to its original appearance will be cost-prohibitive.

In order to more accurately determine the amount of additional cost—or gap—needed to restore the TNB, additional information will need to be gathered to ascertain the current status of the building. Per the attached Budget, our cost estimate for the preliminary engineering and design work that is required in order to more accurately determine TNB's façade restoration cost is \$40,000. Without doing this preliminary work, it will be impossible to determine whether restoring the TNB façade is even structurally feasible, particularly the restoration of its distinctive columns and the entry portico that faced Mill Avenue prior to 1950. Moreover, the work product produced from these preliminary engineering and design studies will constitute a permanent, historic documentation of the existing structure and a plan for the recreation of the 1912 façade, whether or not the work can actually be done at this time.

In order to better define the cost for completing the TNB restoration work as well as to permanently document the existing structure and a plan for recreating the original TNB façade, 526 MILL LLC is requesting that the Commission formally support our request for City funds in an amount not to exceed \$30,000 for preliminary engineering and design studies for TNB as described in this Memo. We will contribute the balance of funds required to complete these studies. The work product, i.e., the drawings, reports and preliminary construction specifications, will be provided to the City for its archives and use in the event that 526 MILL LLC is unable or unwilling to restore TNB.

Sincerely,

A handwritten signature in cursive script that reads "Gene Kadish" followed by "for 526 MILL LLC".

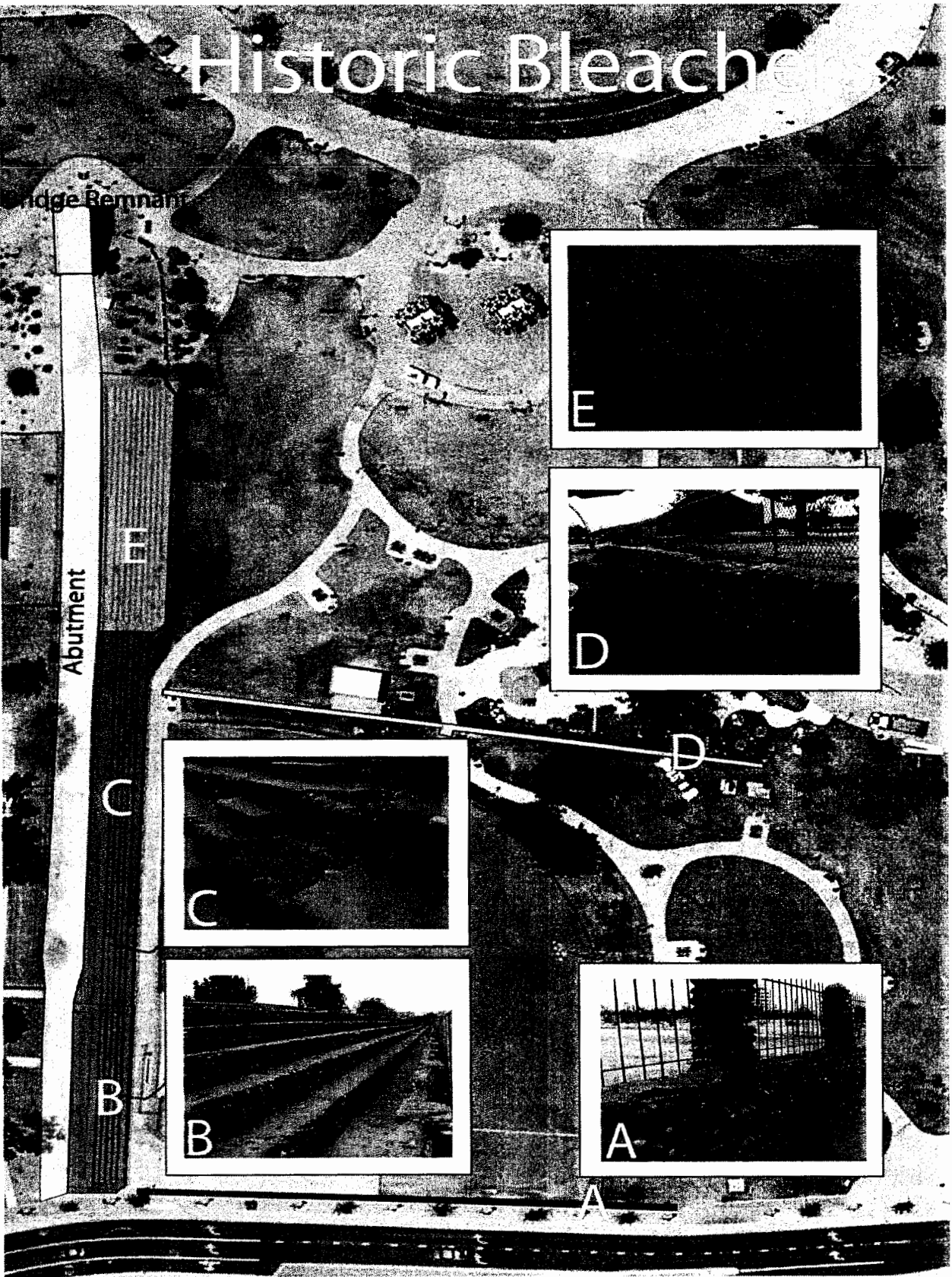
Gene Kadish, for 526 MILL LLC

Enclosure

**TEMPE NATIONAL BANK BUILDING RESTORATION**  
Building Documentation and Restoration Feasibility Study Budget  
November 1, 2003

Prepare Existing Condition Drawings	\$5,000
Preliminary Structural Engineering	\$8,000
Selected Building Demolition and Status Assessment	\$5,000
Mechanical, Plumbing and Electrical Engineering	\$2,000
Environmental Assessment	\$2,000
Building Systems Assessment	\$3,000
Design Development Architectural Drawings and Outline Specifications for Preliminary Bidding	\$15,000
Total	\$40,000

# Historic Bleachers



# **Tempe Beach Park Rock Bleachers & Ash Avenue Bridge**

## **ESTIMATE OF PROBABLE COSTS FOR RESTORATION AND RE-USE**

Intensive Restoration			"Good" Restoration		
A-E	A-D Only	B & C Only	A-E	A-D Only	B&C Only
\$895,339	\$551,288	\$422,277	\$777,336	\$501,441	\$384,256

**TOTAL PROJECT**

FUTURE PHASES		
Restore Abutment Replace Deck \$294,436		New Storage & Park Access \$216,910